

LOCATION PLAN (NTS)

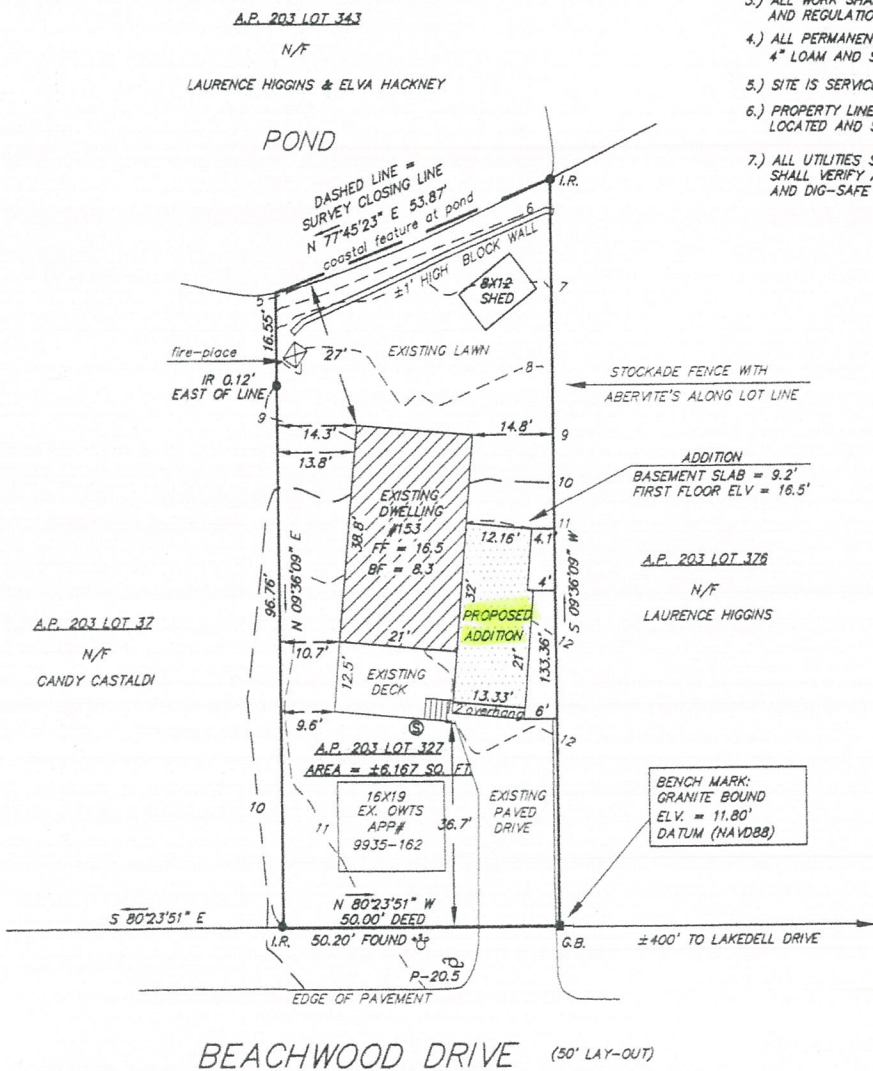
**PLAN REFERENCES:**

BAY RIDGE BELONGING TO JAMES F. FREEMAN COMPANY POTOWOMUT, WARWICK, R.I. SURVEYED BY FRAN E. WATERMAN CO, MARCH 1921 PLAT BOOK 6 PAGE 24 & COPY ON PLAT CARD 283

ADMINISTRATIVE SUBDIVISION PLAN RE-PLAT OF BAY RIDGE BELONGING TO JAMES F. FREEMAN COMPANY, POTOWOMUT, WARWICK, R.I. A.P. 203 LOTS 35, 331 & 332 147 BEACHWOOD DRIVE WARWICK, R.HODE ISLAND

**LEGEND**

- A.P. ASSESSORS PLAT
- N/F NOW OR FORMERLY
- G.B. GRANITE BOUND FOUND
- I.R. IRON ROD FOUND
- I.P. IRON PIPE FOUND
- FND FOUND
- UTILITY POLE
- SEPTIC MAN-HOLE
- GAS GATE
- WATER SERVICE
- FIRE HYDRANT
- 25 - - - EXISTING CONTOUR
- 25x2 ELEVATION SPOT SHOT
- SHRUBS
- FF = 16.5 FIRST FLOOR ELV
- BF = 8.3 BASEMENT FLOOR ELV



BEACHWOOD DRIVE (50' LAY-OUT)

**ZONING:** A-15 (15,000 S.F.)  
 SUB-STANDARD LOT OF RECORD  
 MINIMUM LOT FRONTAGE - 125'  
 YARDS: FRONT - 30'  
 SIDE - 20'  
 REAR - 30'

**GENERAL NOTES:**

- 1.) SITE LIES IN ZONE AE 11 PER FEMA FLOOD INSURANCE MAP COMMUNITY PANEL # 44003 C 0141 H DATED: 9/18/2013
- 2.) FILTRATION SOCK AND OR SILT FENCE SHALL BE INSTALLED AT ALL DOWN GRADIENT LIMITS OF DISTURBANCE PRIOR TO EARTH DISTURBING ACTIVITIES AND SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- 3.) ALL WORK SHALL CONFORM TO ALL LOCAL AND STATE PERMITS AND REGULATIONS.
- 4.) ALL PERMANENTLY DISTURBED AREAS SHALL BE STABILIZED WITH 4" LOAM AND SEED OR SOD.
- 5.) SITE IS SERVICED BY MUNICIPAL WATER AND PRIVATE SEPTIC.
- 6.) PROPERTY LINES, PROP. HOUSE AND LIMITS OF WORK SHALL BE ACCURATELY LOCATED AND SURVEY STAKED PRIOR TO COMMENCEMENT OF ANY WORK
- 7.) ALL UTILITIES SHOWN FROM BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY ALL INFORMATION WITH THE APPROPRIATE UTILITY AUTHORITY AND DIG-SAFE PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

**EXISTING LOT COVERAGE:**

HOUSE (21' X 38.8')	815 SQ. FT.
DECK / STAIRS FRONT	262 SQ. FT.
DECK STAIRS / SIDE	40 SQ. FT.
<b>EXISTING TOTAL</b>	<b>= 1,117 SQ. FT.</b>
1,117 SQ. FT. / 6,167 SQ. FT. = 18.1% EXISTING LOT COVERAGE	

**PROPOSED LOT COVERAGE:**

HOUSE (21' X 38.8')	815 SQ. FT.
DECK / STAIRS FRONT	262 SQ. FT.
EXISTING SHED	96 SQ. FT.
ADDITION	440 SQ. FT.
<b>PROPOSED TOTAL</b>	<b>= 1,613 SQ. FT.</b>
1,613 SQ. FT. / 6,167 SQ. FT. = 26% PROPOSED LOT COVERAGE	

SURVEY STREET INDEX  
 THIS PLAN SHALL BE FILED UNDER  
 BEACHWOOD DRIVE

PREPARED FOR:  
 RICHARD DEFUSCO & KAREN GREGORY  
 153 BEACHWOOD DRIVE  
 WARWICK, R.I. 02818

**FLYNN SURVEYS INC.**

22 STANTON AVENUE  
 NARRAGANSETT, R.I. 02882  
 401-783-6290

LAND SURVEYING / MAPPING / SITE PLANNING

SCALE: 1" = 20'

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JAMES G. FLYNN  
 No. 1904  
 PROFESSIONAL  
 LAND SURVEYOR

DATE: SEPTEMBER 26, 2023  
 SCALE: 1" = 20'

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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4-5-RICR-00-00 - 01 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2015, AS FOLLOWS:  
 COMPREHENSIVE BOUNDARY SURVEY CLASS 1  
 TOPOGRAPHIC SURVEY ACCURACY T-2  
 VERTICAL ACCURACY STANDARD V-2  
 STATEMENT OF PURPOSE:  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PROPOSED CONSTRUCTION

BY: JAMES G. FLYNN P.L.S. NO. 1904 COM A 268

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SURVEY PLAN SHOWING  
 PROPOSED CONSTRUCTION  
 ASSESSOR'S PLAT 203 LOT 327  
 153 BEACHWOOD DRIVE  
 WARWICK, RHODE ISLAND

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JOB NO. 1646  
 DRAWING NO. 1646-1

Plat # 10929 - 153 Beachwood Dr.